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City Of East Chicago Building Department

77 Division of Inspections & Permits/Code Enforcement
4444 Railroad Avenue, East Chicago, IN 46312
(219) 391-8294/Fax: 391-7013

December 3, 2009

Via First Class Mail &
Certified Mail, Return Receipt Requested

TO: MAYDEN III ALBERT C & ZORAIDA MONZON
22728 LAWNSDALE
RITCHTON PARK, IL 60471

JAMES C. ASHBY
4802 TOD AVENUE
EAST CHICAGO, IN 46312

JAMES C. AND JUANITA S. ASHBY
4436 MAGOUN AVENUE
EAST CHICAGO, IN 46312

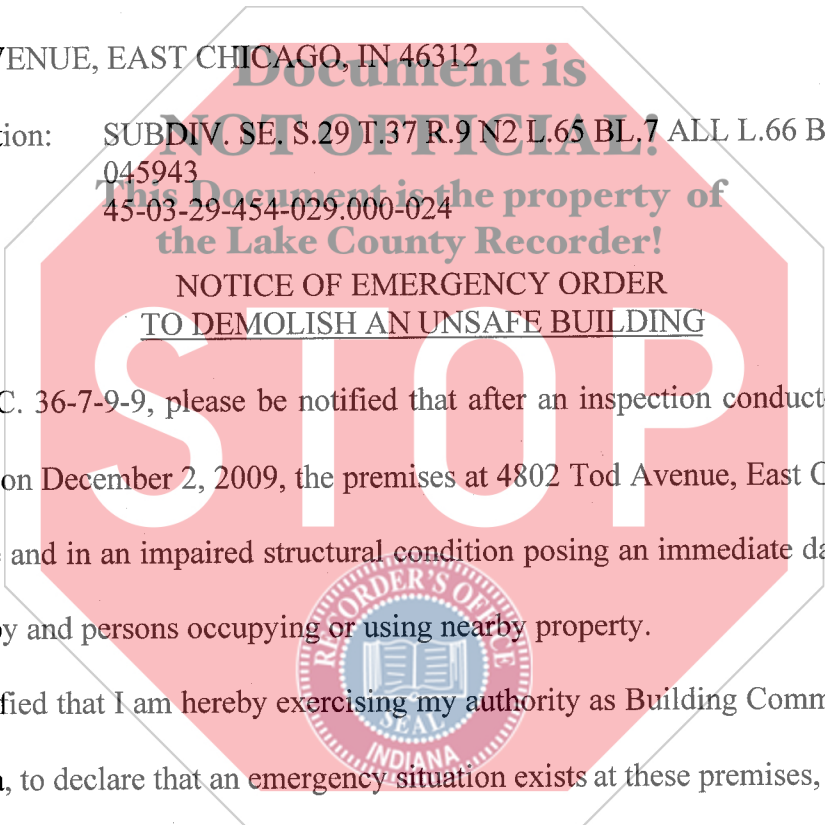
REMAX ALL REALTY
ATTN.: MINA MUNOZ
988 E. STEGER ROAD
CRETE, IL 60417

Re: 4802 TOD AVENUE, EAST CHICAGO, IN 46312

Legal Description: SUBDIV. SE. S.29 T.37 R.9 N2 L.65 BL.7 ALL L.66 BL.7 DOC 2002-045943

Key No.: 45-03-29-454-029.000-024

2009 08 27 50
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2009 DEC 4 AM 11:04
MICHAEL A. BROWN
RECORDER



Pursuant to I.C. 36-7-9-9, please be notified that after an inspection conducted by inspectors of the Building Department on December 2, 2009, the premises at 4802 Tod Avenue, East Chicago, Indiana 46312, en found to be unsafe and in an impaired structural condition posing an immediate danger to the life, health, and safety of passersby and persons occupying or using nearby property.

Please be notified that I am hereby exercising my authority as Building Commissioner for the City of East Chicago, Indiana, to declare that an emergency situation exists at these premises, to wit:

Rear Building – South Side:

1. Exterior wall collapsed leaving wood exposed – deterioration.
2. Foundation block separated, shifting and leaning onto sidewalk.
3. Southeast corner adjacent to entry – bowed, loose and separated.
4. Window frame and sashes deteriorated and dilapidated condition. Window sills rotted; openings seen around window and walls above windows.

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5. Wall south side approximately 15' bowed and is pushing away from wall. Ceiling joists dilapidated and hazardous as a result collapsing of walls.
6. North Side

Wall bowed at the east end, foundation and brick around entry separated, loose and collapsing.

 - A) Window frame and sashes dilapidated. Wood exposed, rotting, loose covering/walls and bowing. Serious hazards exist.
 - B) Glass block for basement not secure. North wall is giving way. There is approximately a 16" opening leaving entry into basement.
 - C) Brick around entry at the northeast corner on verge of collapse.
 - D) Foundation is wood and rotted, shifting inward.
 - E) Block broken, loose and separated.
 - F) Wall that extends above roof has started to decay. Serious danger exists. High winds will cause further deterioration along with snow and ice, and will cause damage or injury to pedestrians and vehicular traffic.
 - G) Enclosed entry door and foundation rotted below entry.
 - H) Front east side wall above door is collapsing.
 - I) Shed garage, rear center of block deteriorated, loose separated and will collapse.
 - J) West wall block is broken up and disintegrating - walking hazard.
 - K) Door deteriorated and rotting.
 - L) Roof deteriorated.
7. Rear 2 story frame building
 - A) Wood rotted below entry door.
 - B) Foundation joists loose, shifting and hazard.
8. North wall is bowed below windows.
9. Window frame and sashes are dilapidated.
10. Foundation shifting, concrete block is loose.
11. Pitched roof - eaves are rotted.
12. West wall and foundation, wood exposed and rotting seen. Shifting of foundation wall.
13. South side siding removed and wall exposed – serious deterioration.
14. Accessible – fire hazards, vagrants seen congregating, drinking and sleeping on porch.
15. Under 36-7-9-9, immediate danger exists due to crumbling foundation, collapsing of walls, rotting of window, frames and sashes.
16. Roof deteriorated.
17. This building is in dilapidated condition and it has been found and considered a public nuisance. The condition is such that it constitutes a hazard to the public welfare, and said property is beyond reasonable repair.
18. Structure is in violation of I.C. 36-7-9-4, under the Unsafe Building Law:
 - a) is in an impaired structural condition that makes it unsafe to a person or property;
 - b) a hazard to the public health;
 - c) a public nuisance;
 - d) dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance; and
 - e) vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of a statute or an ordinance; is considered an unsafe building.

- f) Entire building, including garage/shed structure, has been deemed a danger and needs to be demolished, debris cleared and property leveled.

Pursuant to I.C.36-7-9-5, I am issuing this emergency order for you to remove the unsafe and hazardous conditions at these premises within **ten (10) days** from the date of this notice, to wit: demolish and remove entire building structure, including garage/shed. Please be advised that before you cause the work to be performed, please come into the Building Department office to apply for the appropriate building permit (e.g. wrecking/demolition).

Should you fail to comply with this order, the East Chicago Building Department may cause the action required by this order under I.C. 36-7-9-10 to be performed. Also, pursuant to I.C. 36-7-9-12, the East Chicago Building Department may recover any costs incurred by the enforcement of this emergency action by filing a civil action against the persons who held a fee interest, life estate interest, or equitable interest of a contract purchaser in the unsafe and hazardous premises at the time the enforcement authority found it necessary to take emergency action. This department is not liable for the cost of this civil action.

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Ernest Hagler/Building Commissioner

cc: East Chicago Board of Public Works & Safety
East Chicago Engineering Department
East Chicago Police Department
East Chicago Fire Department
East Chicago Law Department
Charles Pacurar, City Controller
Code Enforcement Strike Force

